

Fuel Center:

1. Article 5.4(C)(1)(e): Entry Features
 - *The convenience store entrance has two flanking pilasters that bookend the fuel center, a projecting canopy over the entrance, with the fuel island canopy above. A variance is requested from the third required design element .*
2. Article 5.4(C)(1)(f) and 7.19(B)(1)(a): Display Windows
 - *A variance is requested for the north facade from this requirement. The north façade includes a utility entrance and ice machines. The pedestrian walkway along this side is for parking used by employees or overflow from the front. Most customers and pedestrians will not utilize this walkway.*
3. Article 5.4(C)(2)(b)(iv): Pedestrian Walkways along facades
 - *A variance is requested for this requirement. Given the large amount of food being stored and served inside of the building Meijer desires for no landscaping to be placed against the building façade due to the risk of introducing insects, rodents, and other pests near and inside the building. Also, such a landscape strip along a convenience store would collect a lot of trash, which contradicts the design intent to be visually pleasing.*
4. Article 8.3: Non-Residential Sign Chart
 - *A variance is requested from the maximum freestanding sign size of 100 sf. The proposed pylon sign is 155 sf as measured by the City's standards. This has been reduced from Meijer's standard pylon gas sign of 205 sf, which was originally submitted, in an effort to come closer to the maximum sign. The area of this sign is important for visibility along US 31.*
 - *A variance is requested for the maximum allowed total signage area. The total sign area is 225 sf, compared to the maximum allowable of 200sf. The additional 55 sf requested for the pylon sign covers the 25 sf of total area over the allowable.*